

63-2-45

BOOK 2967 PAGE 35

57-325

WARRANTY DEED

TRANSFER
TAX
PAID

11460

JAMES H. MICHAUD and ANGELINE D. MICHAUD, of Waterville, County of Kennebec and State of Maine, for consideration paid, grant to EDWARD F. KING and LYNNE F. KING of Oakland, County of Kennebec and State of Maine with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situated on Oak Street in the City of Waterville, County of Kennebec and State of Maine and further bounded and described as follows, to wit:

Beginning on the South side of Oak Street at the Northeast corner of land now or formerly of David Poulin; thence in a generally southerly direction 130.99' to a point on the Northerly line now or formerly of Maurice B. Pope; thence at right angles to the last mentioned line and in a generally Westerly direction a distance of 136' - 24" along land of said Pope, land now or formerly of Paul and Gloria Cloutier and land of Louis and Percy Levine, Inc. to a point; thence at right angles to the last mentioned line and in a generally Northerly direction 131.80' along the Easterly line of land now or formerly of H. J. Pinnette to a point on the Northerly side of said Oak Street; thence at right angles to the last mentioned line and in a generally Easterly direction 137.18' along the Southerly line of said Oak Street to the point of beginning.

Excepting and reserving from the above property the parcel of land conveyed from James H. Michaud and Angeline D. Michaud to Frank J. Miller by deed dated February 23, 1979 and recorded in the Kennebec County Registry of Deeds in Book 2186, Page 173 which property is further described as follows:

A certain lot or parcel of land located at 16 Oak Street in the City of Waterville, County of Kennebec and State of Maine and further bounded and described as follows, to wit:

Beginning on the South side of Oak Street at the Northeast corner of land now or formerly of David Poulin; thence in a generally southerly direction 130.99' to a point on the Northerly line of land now or formerly of Maurice B. Pope; thence at right angles to the last mentioned line and in a generally Westerly direction a distance of 70.24' along land of Pope and land now or formerly of Paul and Gloria Cloutier to a point, thence at right angles to the last mentioned line and in a generally Northerly direction 131.77' along the Easterly line of land of James H. and Angeline D. Michaud to a point on the Northerly side of said Oak Street, thence at right angles to the last mentioned line and in a generally Easterly direction 70.43' along the Southerly line of said Oak Street to the point of beginning.

Meaning and intending to convey a portion of the premises conveyed to James H. Michaud and Angeline D. Michaud by deeds of William Angle, Wallace W. Angle, and Bernice Hanson, dated December 22, 1975, and recorded in the Kennebec Registry of Deeds in Book 1875, Pages 188, 190, and 195, and deed of Donna Blalock, dated December 23, 1975, and recorded in the Kennebec Registry of Deeds in Book 1875, Page 193. The above four people being the heirs of the late Alace Angle, who acquired the property under the will of her sister, Fannie Angle, who died in 1961.

136
70
66

57-325

BOOK 2967 PAGE 36

By their acceptance of this deed grantees hereby agree to pay the mortgage as it may become due and payable to Waterville Savings Bank dated November 15, 1976 and recorded in the Kennebec County Registry of Deeds in Book 1958, Page 3 and to hold the above grantors harmless from said mortgage.

WITNESS our hands and seals this 16th day of June, 1986.

David R. Butler

witness

David R. Butler

witness

James H. Michaud
JAMES H. MICHAUD

Angeline D. Michaud
ANGELINE D. MICHAUD

THE STATE OF MAINE

Kennebec, ss.

June 16, 1986.

Then personally appeared the above named JAMES H. MICHAUD and ANGELINE D. MICHAUD and acknowledged the foregoing instrument to be their free act and deed.

Before me,

David R. Butler

~~Notary Public~~

David R. Butler
Attorney-At-Law

RECEIVED KENNEBEC SS.
1986 JUN 17 AM 11:05
RECORDED FROM ORIGINAL